

TEXAS TRANSPORTATION COMMISSIONDALLAS County**MINUTE ORDER**

Page 1 of 1

DALLAS District

In the City of Dallas, Dallas County, on US 175, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 2019, at Page 332, of the Deed Records of Dallas County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

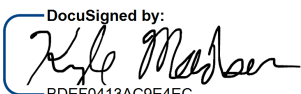
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Mid-Cities Services, LLC, a Texas limited liability company, is an abutting landowner and has requested to purchase the tract for \$45,000.

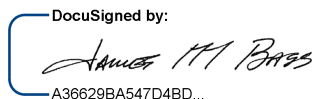
The commission finds \$45,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Mid-Cities Services, LLC, a Texas limited liability company, for \$45,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

 BDEF0413AC9E4EC...
 Director, Right of Way Division

Recommended by:

DocuSigned by:

 A36629BA547D4BD...
 Executive Director

115961 Feb. 25 2021

Minute	Date
Number	Passed

COUNTY: DALLAS
 HIGHWAY: US HIGHWAY 175
 RCSJ: 197-2-24

EXHIBIT A

PAGE 1 of 2

SHEET 1 OF 2
 DATE: 09/30/20

TRACT 1

Being a tract of land situated in the S.A. & M.G. Railroad Co. Survey, Abstract No. 1406 in the City of Dallas, Dallas County, Texas, being a portion of a tract of land conveyed to the State of Texas by deed recorded in Volume 2019, Page 332, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for corner in the Southwest line of U.S. Highway No. 175 (C.F. Hawn Freeway—a variable width right-of-way), being the Northwest corner of Lot 6, Block 7791, Goss Brothers Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91145, Page 7791, Deed Records, Dallas County, Texas,, said point being in a curve to the right having a radius of 11,399.10 feet, a delta of 00 degrees 55 minutes 53 seconds, and a chord that bears South 70 degrees 10 minutes 08 seconds East, a distance of 185.30 feet;

Thence along the said Southwest line of U.S. Highway No. 175 and said curve to the right, an arc length of 185.30 feet to a point for corner at the Northeast corner of said Lot 6;

Thence North 11 degrees 14 minutes 07 seconds East, a distance of 4.65 feet to a point for corner at the Point of Beginning;

South 71 degrees 38 minutes 40 seconds East, along an iron fence, a distance of 230.09 feet to a post for corner;

South 16 degrees 09 minutes 18 seconds West, along an iron fence, a distance of 34.66 feet to a point for corner, said point being in the North line of Rylie Crest Drive (45 foot right-of-way);

North 89 degrees 52 minutes 00 seconds West, a distance of 231.39 feet to a point for corner;

Thence North 13 degrees 10 minutes 59 seconds East, passing the Southeast corner of said Lot 6 at a distance of 13.34 feet, and continuing along the East line of said Lot 6 for a total distance of 50.38 feet to a point for corner;

Thence North 11 degrees 14 minutes 07 seconds East, continuing along the East line of said Lot 6, a distance of 57.25 feet to the Point of Beginning and containing 16,114 square feet or 0.37 acres.

AS SHOWN ON TXDOT ROW MAP PAGE 34
 DALLAS COUNTY
 US HIGHWAY 175
 RCSJ: 197-2-24
 FROM: U.S. 175 AT STARKS AVENUE
 TO: DALLAS-KAUFMAN COUNTY LINE
 DATE: APRIL 2, 1976

GENERAL NOTES:

1) BEARINGS ARE BASED ON THE WEST LINE OF LOT 6,
 BLOCK 7791, GOSS BROTHERS ADDITION PER PLAT
 RECORDED IN VOLUME 91145, PAGE 3433, D.R.D.C.T.
 (N00°13'09"W)



BRYAN CONNALLY
 R.P.L.S. NO. 5513
 JOB NO. 1602245
 CBG SURVEYING TEXAS, LLC.
 FIRM NO. 10168800
 WWW.CBGTXLLC.COM

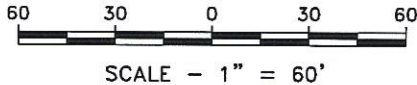
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EXHIBIT A

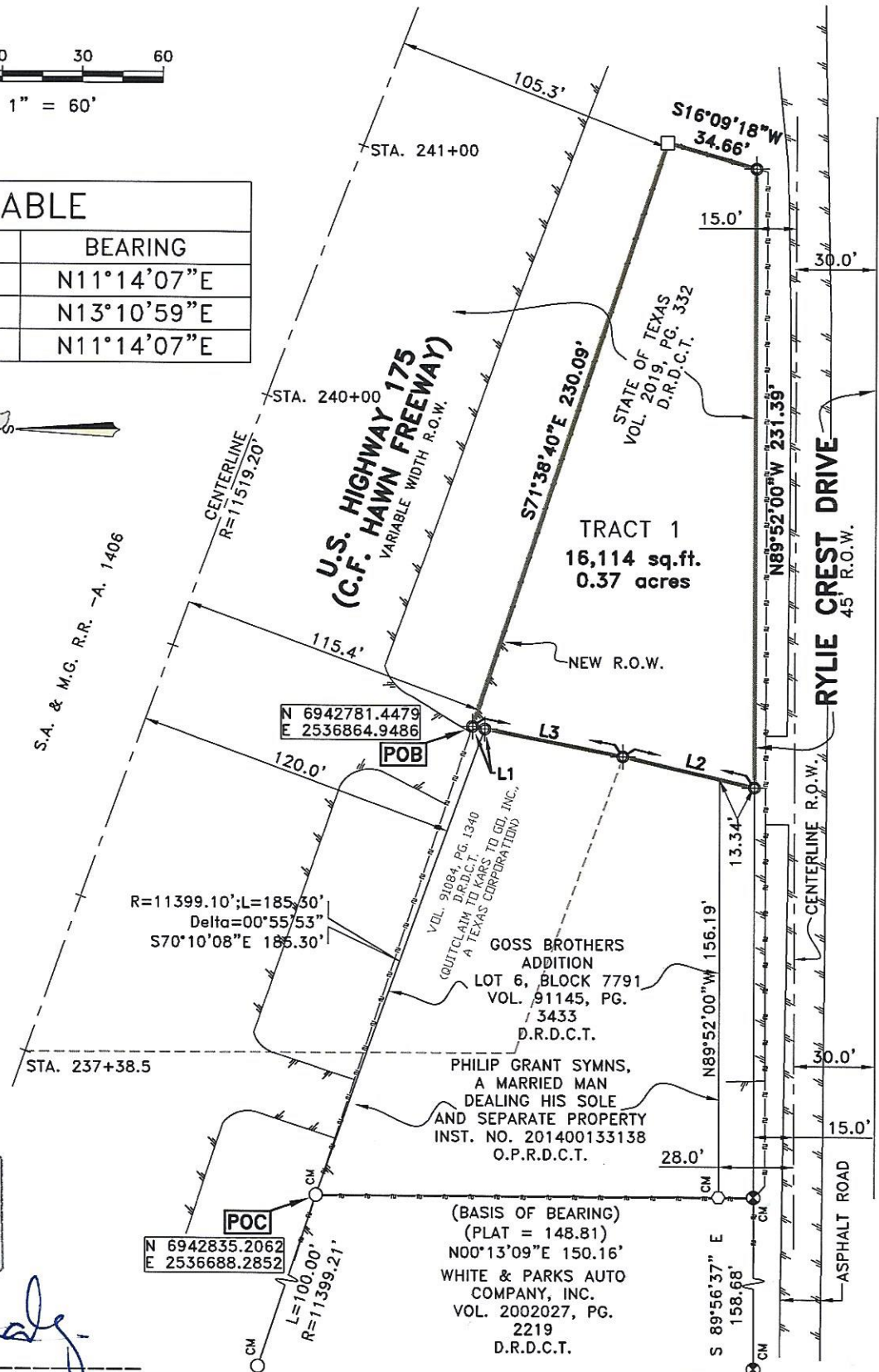
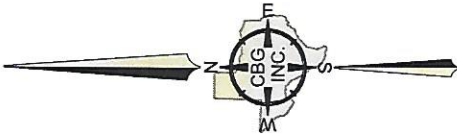
PAGE 2 of 2

SHEET 2 OF 2
DATE: 09/30/20

TRACT 1



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.65'	N11°14'07"E
L2	50.38'	N13°10'59"E
L3	57.25'	N11°14'07"E



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1) BEARINGS ARE BASED ON THE WEST LINE OF LOT 6, BLOCK 7791, GOSS BROTHERS ADDITION PER PLAT RECORDED IN VOLUME 91145, PAGE 3433, D.R.D.C.T. (N00°13'09"W)